

# **EXHIBIT C**

## **(Siegen)**

## Lease Ledger

Date: 06/20/2023

Property: 1800com

Tenant: t0000191 Bed Bath & Beyond #248

From Date: 05/21/2000 To Date: 01/31/2026

Move In Date: 05/21/2000

Unit(S): A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
06/10/2020	Late Fee		45.34	0.00	45.34	C-1175	No
06/14/2020	RET Recovery Reconciliation		(757.59)	0.00	(712.25)	C-1176	No
07/01/2020	CAM Recovery Reconciliation		(4,175.51)	0.00	(4,887.76)	C-1177	No
07/10/2020	Late Fee		45.34	0.00	(4,842.42)	C-1178	No
09/08/2020	CAM Recovery Reconciliation		(5,152.87)	0.00	(9,995.29)	C-1179	No
10/10/2020	Late Fee		14.50	0.00	(9,980.79)	C-1180	No
02/01/2021	Common Area Maintenance		2,287.50	0.00	(7,693.29)	C-1181	No
02/01/2021	Minimum Rent		19,825.00	0.00	12,131.71	C-1182	No
02/10/2021	Late Fee		13.53	0.00	12,145.24	C-1183	No
03/02/2021	Prepaid Rent		0.00	11,605.02	540.22	R-166	
03/31/2021	Prepaid CAM		0.00	335.74	204.48	R-167	
06/30/2021	RET Recovery Reconciliation		(1,637.36)	0.00	(1,432.88)	C-1184	No
06/30/2021	Prepaid Rent		0.00	31,527.18	(32,960.06)	R-168	
07/01/2021	AUTOCHRG T7/31/2021		7,246.65	0.00	(25,713.41)	C-9074	No
07/01/2021	AUTOCHRG T7/31/2021		335.74	0.00	(25,377.67)	C-9075	No
07/01/2021	AUTOCHRG T7/31/2021		3,528.12	0.00	(21,849.55)	C-9076	No
07/01/2021	AUTOCHRG T7/31/2021		20,416.67	0.00	(1,432.88)	C-9077	No
08/01/2021	Common Area Maintenance (08/2021)		7,246.65	0.00	5,813.77	C-17755	No
08/01/2021	Insurance (08/2021)		335.74	0.00	6,149.51	C-17756	No
08/01/2021	Real Estate Taxes (08/2021)		3,528.12	0.00	9,677.63	C-17757	No
08/01/2021	Commercial Rental (08/2021)		20,416.67	0.00	30,094.30	C-17758	No
09/01/2021	Common Area Maintenance (09/2021)	A	7,246.65	0.00	37,340.95	C-21351	No
09/01/2021	Commercial Rental (09/2021)	A	20,416.67	0.00	57,757.62	C-21352	No
09/01/2021	Insurance (09/2021)	A	335.74	0.00	58,093.36	C-21353	No
09/01/2021	Real Estate Taxes (09/2021)	A	3,528.12	0.00	61,621.48	C-21354	No
09/07/2021	Chk# WRE		0.00	63,054.36	(1,432.88)	R-8544	
09/30/2021	2020 CAM Recovery Reconciliation		(9,012.86)	0.00	(10,445.74)	C-27879	No
10/01/2021	Common Area Maintenance (10/2021)	A	7,246.65	0.00	(3,199.09)	C-27613	No
10/01/2021	Commercial Rental (10/2021)	A	20,416.67	0.00	17,217.58	C-27614	No
10/01/2021	Insurance (10/2021)	A	335.74	0.00	17,553.32	C-27615	No
10/01/2021	Real Estate Taxes (10/2021)	A	3,528.12	0.00	21,081.44	C-27616	No
10/05/2021	Chk# WIRE		0.00	31,616.37	(10,534.93)	R-11323	
11/01/2021	Commercial Rental (11/2021)	A	20,426.58	0.00	9,891.65	C-31444	No
11/05/2021	Chk# ACH		0.00	18,495.35	(8,603.70)	R-13684	
12/01/2021	Commercial Rental (12/2021)	A	20,426.58	0.00	11,822.88	C-37836	No
12/01/2021	Chk# 5194004 :CHECKscan Payment		0.00	31,537.09	(19,714.21)	R-16310	

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Unit(S): A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
01/01/2022	Commercial Rental (01/2022)	A	20,426.58	0.00	712.37	C-41630	No
01/04/2022	Chk# 5194170 :CHECKscan Payment		0.00	31,537.09	(30,824.72)	R-19447	
02/01/2022	Commercial Rental (02/2022)	A	20,426.58	0.00	(10,398.14)	C-46747	No
02/03/2022	Chk# 5194339 :CHECKscan Payment		0.00	31,537.09	(41,935.23)	R-22913	
03/01/2022	Commercial Rental (03/2022)	A	20,426.58	0.00	(21,508.65)	C-51509	No
03/01/2022	Chk# 5194507 :CHECKscan Payment		0.00	31,537.09	(53,045.74)	R-25184	
03/11/2022	Common Area Maintenance (11/2021)		7,246.65	0.00	(45,799.09)	C-52984	No
03/11/2022	Common Area Maintenance (12/2021)		7,246.65	0.00	(38,552.44)	C-52985	No
03/11/2022	Common Area Maintenance (01/2022)		7,246.65	0.00	(31,305.79)	C-52986	No
03/11/2022	Common Area Maintenance (02/2022)		7,246.65	0.00	(24,059.14)	C-52987	No
03/11/2022	Common Area Maintenance (03/2022)		7,246.65	0.00	(16,812.49)	C-52988	No
03/11/2022	Insurance (11/2021)		335.74	0.00	(16,476.75)	C-52989	No
03/11/2022	Insurance (12/2021)		335.74	0.00	(16,141.01)	C-52990	No
03/11/2022	Insurance (01/2022)		335.74	0.00	(15,805.27)	C-52991	No
03/11/2022	Insurance (02/2022)		335.74	0.00	(15,469.53)	C-52992	No
03/11/2022	Insurance (03/2022)		335.74	0.00	(15,133.79)	C-52993	No
03/11/2022	Real Estate Taxes(11/2021)		3,528.12	0.00	(11,605.67)	C-52994	No
03/11/2022	Real Estate Taxes(12/2021)		3,528.12	0.00	(8,077.55)	C-52995	No
03/11/2022	Real Estate Taxes(01/2022)		3,528.12	0.00	(4,549.43)	C-52996	No
03/11/2022	Real Estate Taxes(02/2022)		3,528.12	0.00	(1,021.31)	C-52997	No
03/11/2022	Real Estate Taxes(03/2022)		3,528.12	0.00	2,506.81	C-52998	No
04/01/2022	Common Area Maintenance (04/2022)	A	7,246.65	0.00	9,753.46	C-58000	No
04/01/2022	Commercial Rental (04/2022)	A	20,426.58	0.00	30,180.04	C-58001	No
04/01/2022	Insurance (04/2022)	A	335.74	0.00	30,515.78	C-58002	No
04/01/2022	Real Estate Taxes (04/2022)	A	3,528.12	0.00	34,043.90	C-58003	No
04/06/2022	Chk# ACH		0.00	31,537.09	2,506.81	R-28533	
05/01/2022	Common Area Maintenance (05/2022)	A	7,246.65	0.00	9,753.46	C-63220	No
05/01/2022	Commercial Rental (05/2022)	A	20,426.58	0.00	30,180.04	C-63221	No
05/01/2022	Insurance (05/2022)	A	335.74	0.00	30,515.78	C-63222	No
05/01/2022	Real Estate Taxes (05/2022)	A	3,528.12	0.00	34,043.90	C-63223	No
05/04/2022	Chk# 102214 :CHECKscan Payment		0.00	31,537.09	2,506.81	R-30634	
06/01/2022	Common Area Maintenance (06/2022)	A	7,246.65	0.00	9,753.46	C-67999	No
06/01/2022	Commercial Rental (06/2022)	A	20,426.58	0.00	30,180.04	C-68000	No
06/01/2022	Insurance (06/2022)	A	335.74	0.00	30,515.78	C-68001	No
06/01/2022	Real Estate Taxes (06/2022)	A	3,528.12	0.00	34,043.90	C-68002	No
06/01/2022	Chk# WRE-A06012022		0.00	31,537.09	2,506.81	R-32878	

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Unit(S): A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
07/01/2022	Common Area Maintenance (07/2022)	A	7,246.65	0.00	9,753.46	C-72907	No
07/01/2022	Commercial Rental (07/2022)	A	20,426.58	0.00	30,180.04	C-72908	No
07/01/2022	Insurance (07/2022)	A	335.74	0.00	30,515.78	C-72909	No
07/01/2022	Real Estate Taxes (07/2022)	A	3,528.12	0.00	34,043.90	C-72910	No
07/01/2022	Chk# WRE-A07012022		0.00	31,537.09	2,506.81	R-34790	
07/14/2022	Chk# WRE-A07142022		0.00	1,000.00	1,506.81	R-36486	
08/01/2022	Common Area Maintenance (08/2022)	A	7,246.65	0.00	8,753.46	C-81148	No
08/01/2022	Commercial Rental (08/2022)	A	20,426.58	0.00	29,180.04	C-81149	No
08/01/2022	Insurance (08/2022)	A	335.74	0.00	29,515.78	C-81150	No
08/01/2022	Real Estate Taxes (08/2022)	A	3,528.12	0.00	33,043.90	C-81151	No
08/01/2022	Chk# WRE-A08012022		0.00	31,537.09	1,506.81	R-43895	
08/02/2022	License Agreement (1st Month)		500.00	0.00	2,006.81	C-112261	No
08/02/2022	License Agreement (2nd Month)		500.00	0.00	2,506.81	C-112262	No
08/12/2022	RET Recovery Rec 2021		(4,757.97)	0.00	(2,251.16)	C-113797	No
09/01/2022	Common Area Maintenance (09/2022)	A	7,246.65	0.00	4,995.49	C-178102	No
09/01/2022	Commercial Rental (09/2022)	A	20,426.58	0.00	25,422.07	C-178103	No
09/01/2022	Insurance (09/2022)	A	335.74	0.00	25,757.81	C-178104	No
09/01/2022	Real Estate Taxes (09/2022)	A	3,528.12	0.00	29,285.93	C-178105	No
09/01/2022	Chk# WRE-A09012022		0.00	31,537.09	(2,251.16)	R-61189	
10/01/2022	Common Area Maintenance (10/2022)	A	7,246.65	0.00	4,995.49	C-213738	No
10/01/2022	Commercial Rental (10/2022)	A	20,426.58	0.00	25,422.07	C-213739	No
10/01/2022	Insurance (10/2022)	A	335.74	0.00	25,757.81	C-213740	No
10/01/2022	Real Estate Taxes (10/2022)	A	3,528.12	0.00	29,285.93	C-213741	No
10/03/2022	Chk# WRE-A10032022		0.00	31,537.09	(2,251.16)	R-75915	
11/01/2022	Common Area Maintenance (11/2022)	A	7,246.65	0.00	4,995.49	C-267654	No
11/01/2022	Commercial Rental (11/2022)	A	20,426.58	0.00	25,422.07	C-267655	No
11/01/2022	Insurance (11/2022)	A	335.74	0.00	25,757.81	C-267656	No
11/01/2022	Real Estate Taxes (11/2022)	A	3,528.12	0.00	29,285.93	C-267657	No
11/02/2022	Chk# WRE-A11022022		0.00	31,537.09	(2,251.16)	R-109232	
12/01/2022	Common Area Maintenance (12/2022)	A	7,246.65	0.00	4,995.49	C-320845	No
12/01/2022	Commercial Rental (12/2022)	A	20,426.58	0.00	25,422.07	C-320846	No
12/01/2022	Insurance (12/2022)	A	335.74	0.00	25,757.81	C-320847	No
12/01/2022	Real Estate Taxes (12/2022)	A	3,528.12	0.00	29,285.93	C-320848	No
12/01/2022	Chk# WRE-A12012022		0.00	1,461.83	27,824.10	R-137562	
01/01/2023	Common Area Maintenance (01/2023)	A	7,246.65	0.00	35,070.75	C-366828	No
01/01/2023	Commercial Rental (01/2023)	A	20,426.58	0.00	55,497.33	C-366829	No

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Unit(S): A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
01/01/2023	Insurance (01/2023)	A	335.74	0.00	55,833.07	C-366830	No
01/01/2023	Real Estate Taxes (01/2023)	A	3,528.12	0.00	59,361.19	C-366831	No
01/03/2023	Chk# WRE-A01032023		0.00	31,537.09	27,824.10	R-155626	
02/01/2023	Common Area Maintenance (02/2023)	A	7,246.65	0.00	35,070.75	C-414364	No
02/01/2023	Commercial Rental (02/2023)	A	23,344.67	0.00	58,415.42	C-414365	No
02/01/2023	Insurance (02/2023)	A	335.74	0.00	58,751.16	C-414366	No
02/01/2023	Real Estate Taxes (02/2023)	A	3,528.12	0.00	62,279.28	C-414367	No
02/09/2023	Chk# WRE-A02102023		0.00	34,455.18	27,824.10	R-186665	
03/01/2023	Common Area Maintenance (03/2023)	A	7,246.65	0.00	35,070.75	C-464067	No
03/01/2023	Commercial Rental (03/2023)	A	23,344.67	0.00	58,415.42	C-464068	No
03/01/2023	Insurance (03/2023)	A	335.74	0.00	58,751.16	C-464069	No
03/01/2023	Real Estate Taxes (03/2023)	A	3,528.12	0.00	62,279.28	C-464070	No
03/09/2023	Payment made on 2/2021 for Cost Plus that was applied to Bed Bath and Beyond in error on MRI. :Reversed by Charge Ctrl# 514002		22,112.50	0.00	84,391.78	C-469764	No
03/09/2023	:Reverse Charge Ctrl#469764		(22,112.50)	0.00	62,279.28	C-514002	Yes
03/09/2023	Chk# WRE-A03092023		0.00	34,455.18	27,824.10	R-207411	
04/01/2023	Common Area Maintenance (04/2023)	A	7,246.65	0.00	35,070.75	C-511353	No
04/01/2023	Commercial Rental (04/2023)	A	23,344.67	0.00	58,415.42	C-511354	No
04/01/2023	Insurance (04/2023)	A	335.74	0.00	58,751.16	C-511355	No
04/01/2023	Real Estate Taxes (04/2023)	A	3,528.12	0.00	62,279.28	C-511356	No
04/13/2023	2022 RET Recovery Rec		(5,904.10)	0.00	56,375.18	C-514276	No
04/19/2023	Chk# 04192023		0.00	28,059.85	28,315.33	R-237796	
04/20/2023	2021 CAM Recovery Reconciliation		30,432.75	0.00	58,748.08	C-553607	No
04/20/2023	2022 CAM Recovery Reconciliation		2,724.02	0.00	61,472.10	C-553608	No
05/01/2023	Common Area Maintenance (05/2023)	A	7,246.65	0.00	68,718.75	C-555639	No
05/01/2023	Commercial Rental (05/2023)	A	23,344.67	0.00	92,063.42	C-555640	No
05/01/2023	Insurance (05/2023)	A	335.74	0.00	92,399.16	C-555641	No
05/01/2023	Real Estate Taxes (05/2023)	A	3,528.12	0.00	95,927.28	C-555642	No
05/02/2023	Chk# WRE-A05022023		0.00	34,455.18	61,472.10	R-245999	
06/01/2023	Common Area Maintenance (06/2023)	A	7,246.65	0.00	68,718.75	C-600437	No
06/01/2023	Commercial Rental (06/2023)	A	23,344.67	0.00	92,063.42	C-600438	No
06/01/2023	Insurance (06/2023)	A	335.74	0.00	92,399.16	C-600439	No
06/01/2023	Real Estate Taxes (06/2023)	A	3,528.12	0.00	95,927.28	C-600440	No
06/02/2023	Chk# WRE-A06022023		0.00	34,455.18	61,472.10	R-268477	